

PLANNING COMMITTEE: MINUTES

Date: Thursday 1st September 2016

Time: 10.00am – 10:55

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor (Chairman), L Harford, S Kindersley, A Lay, M Loynes, M Mason, J Scutt and M Smith (Vice-Chairwoman)

203. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Hunt.

There were no declarations of interest.

204. MINUTES – 1ST SEPTEMBER 2016

The minutes of the Planning Committee meeting held on 1st September 2016 were agreed as a correct record and signed by the Chairman.

205. EXTENSION OF EXISTING 1 FORM ENTRY SCHOOL AND NURSERY TO CREATE A 2 FORM ENTRY SCHOOL, WITH EXTENDED NURSERY AND ASSOCIATED WORKS. AT: HATTON PARK COUNTY PRIMARY SCHOOL, HATTON'S PARK, LONGSTANTON, CAMBRIDGE, CB24 3DL

APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL

APPLICATION NO: S/0195/16/CC

The Committee received a planning application for an extension to Hatton Park County Primary School in Longstanton from the existing 1 form entry and nursery to create a 2 form entry school, with extended nursery and associated works. Members were informed that children were currently attending school at the Pathfinder school in Northstowe. Officers drew Members' attention to officers from Highways, Transport Assessment and Flood and Water Teams who were available to answer Member questions if required.

Members were shown a location plan of the site which included the locations of the residents that made representations on the planning application. Further elevational drawings and photographs were used to outline the proposals including pointing out the positions of the proposed outdoor teaching areas. Members were also informed that the existing numbers of parking spaces for bicycles and scooters would be increased and that car parking spaces would remain at the existing levels. Photographs taken from the rear garden and from the first floor of number 32 Thornhill Place were shown to Members which demonstrated the relationship between the school and neighbouring houses.

Particular attention was drawn to amendments to the landscaping scheme. Five proposed trees had been removed from the proposals and more evergreen plants proposed in a wild privet species that represented 50% of the overall planting relating to the southern boundary

of the site as referred to on drawing number 4901 Rev C dated Oct 16. It had also been confirmed by the agent's email dated 5 October 2016 that none of the existing landscaping along the boundary of the school would be removed. An amendment to condition 3 of the recommended conditions would refer to the relevant email correspondence to reflect that.

Speaking in support of the application, the agent David Fletcher, acting on behalf of the applicant, emphasised the importance of the extension to mitigate the acute need for school places that could not be met by the existing site. The school children were currently attending school in Northstowe, and it was essential for construction of the extension to commence promptly in order the school to be fully open from September 2017. Comments from Sport England featured in the officer's report were highlighted by Mr Fletcher together with the reasons for the location of the extension that included not encroaching on existing car parking, the large pond that formed part of the sustainable drainage plan and the effective management of the school by ensuring a logical flow of children around the site. Mr Fletcher informed Members' that the proposed extension had been moved away from the boundary slightly and lowered in height as much as possible in order that the visual impact on neighbours be reduced. The applicant had also agreed to take out the proposed five trees and enhance the screening of the southern boundary. Mr Fletcher also confirmed that the car parking standards were the maximum for the parking policies in South Cambridgeshire District Council's adopted plan. Members' were informed that work had been undertaken and was continuing with the school to encourage sustainable travel to and from the school and thereby reduce the impact on neighbours. Mr Fletcher drew Members' attention to the Environmental Health Officer's comments contained within the report in relation to the outdoor teaching spaces and it was confirmed that the outdoor teaching areas were intended as such and would not therefore be used as play areas during lunch or at break time.

In response to Members' questions Mr Fletcher explained that other than the comments of Sport England, the location of the pond and its role in the sustainable drainage scheme and the logical movement of children around the school determined the positioning of the extension and drew attention to the fact that if Sport England had raised an objection to the plan then it would have been referred to the Secretary of State. For these reasons the location of the extension could not be moved.

Mr Alan Taylor, resident of Hatton Park addressed the Committee. Whilst not objecting to the extension of the school in principle, Mr Hatton raised concerns regarding safety and road traffic conditions surrounding the site for school children. Mr Taylor explained that the approach road to the school was narrow, with a crossing point in between and a hedge which restricted driver's vision. Mr Taylor told the committee that he had witnessed several incidents of near misses and possible danger to young people.

Mr Taylor highlighted the behaviour of drivers dropping off and picking up their children and suggested that improvements could be made to improve road safety including; the construction of lay-bys; parking restrictions that limited on-street parking during peak times and improved road markings. He informed Members that he had parked his own car in a manner that demonstrated the issues he described when Members' attended the site visit.

Attention was drawn by Mr Taylor to there only being one access road to the school and highlighted to Members the designated pathway behind the school which could be accessed next to the play area in Magdeline Close if an additional entrance to the school was constructed. The additional entrance would relieve both vehicular and pedestrian traffic in the Hatton's Park and High Street area.

The original school was built in the early 1950's when the village was much smaller with most children travelling to school on foot, Mr Taylor informed Members. Now that the village

was much larger and parents did not have the time nor inclination to walk their children to school Mr Taylor, while accepting it was a highways issue, urged the Committee look seriously at the road safety problems as there was a distinct possibility that an accident would arise as a result of the ensuing congestion.

In response to Members' questions Mr Taylor confirmed that although he was unable to see from his house whether the designated drop-off point was utilised properly, the road around his house became congested with parents parking anywhere they could. If a car parked outside Mr Taylor's house then it created a blind corner and therefore posed a hazard to drivers and pedestrians.

Local Member Councillor Peter Hudson was unable to attend the meeting but wished that his comments that he supported the views of the Parish Council wholeheartedly be relayed to Members.

During discussion Members:

- Noted the comments made by Mr Taylor but they were typical of all schools and drew attention to the traffic management plan within the application and the substantial steps undertaken by the school to ensure that journeys were made in a sustainable manner. In addition to this, the report demonstrated that the applicant had taken as many steps as possible to minimise the impacts on local residents. There was a very narrow time frame for construction of the school to be completed and was a much needed resource. The Committee owed a duty to residents that a school that was fit for purpose was in place.
- Raised concerns regarding the exterior lighting of the school and noted that the Environmental Health Officer had requested precise details of the proposed exterior lighting by condition to ensure that the amenity of local residents was maintained. Officers advised that South Cambridgeshire District Council's Environmental Health Officer would be consulted when security lighting was developed for the site
- Questioned whether the school would be functioning for a year before a travel plan was put in place. Officers explained that the existing travel plan would remain in place while data was collated and the recommended nine months was needed to allow time for the data relating to the extension to the school to be collected when the children had returned to the school. The travel plan would then be amended to ensure that it was fit for purpose.
- Confirmed that the drainage condition could be met and that the discharge rate would be an improvement on the current site.
- Noted that Longstanton Parish Council had raised concerns regarding traffic and had investigated the possibility of installing a zebra crossing on High Street Longstanton. Dr John Finney, Highways Officer explained that due to the high peak movements of traffic, installing a zebra crossing could perversely increase the level of risk on High Street.

It was resolved to grant planning permission subject to the conditions attached at appendix A to these minutes and an amendment to condition 3 to refer to the relevant email correspondence confirming that the existing vegetation, which had been referred to as being on the southern boundary of the application site was to remain, with delegated powers provided to the Head of Growth and Economy to be able to finalise the wording to take account of any amendments to the landscaping scheme.

206. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

It was resolved to note the decisions made under delegated powers.

207. DATE OF NEXT MEETING: THURSDAY 3RD NOVEMBER 2016

Chairman

1. The landscaping scheme being amended by removal of the 5 proposed trees to the rear of numbers 28 to 31 Thornhill Place; further consideration being given to the most appropriate species for the proposed new hedgerow along this south eastern boundary of the site; and retention of the existing vegetation.

And

2. the following conditions (as varied to take into account the amendment of the landscaping scheme):-

Commencement

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Occupation of the School

2. Within one month of the occupation of the school the County Planning Authority shall be notified in writing of the date at which the school was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions. To ensure that the development is sustainable and makes efficient use of energy, water and materials; and to ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policies DP/1, NE/1, and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies CC/4 and T1/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Approved plans and documents

3. The development hereby permitted shall not proceed except in accordance with the details set out in the application documents and the modifications/supporting information, including the Technical Note dated 12 Aug 2016 by Atkins, the Porous Surfacing 1_100 Summary of Results for 100 year Return (+40%) details dated 27 Sept 2016 and as amended by the following conditions of this decision notice, and in accordance with the following drawings:

- Proposed Location Plan, Drawing Number 3002 dated March 2016;
- Proposed Site Plan, Drawing Number 3008 Rev *[to be confirmed]*;
- Proposed Floor Plan, Drawing Number 3009 Rev B dated 29-06-2016;
- Proposed Roof Plan, Drawing Number 3010 Rev A dated 04-06-2016;
- Proposed Elevations, Drawing Number 3011 Rev B dated 20-06-2016;
- Proposed Elevations, Option 1, Drawing Number 3011 Rev B dated 04-06-2016;
- Proposed Courtyard Elevations, Proposed Roof Plan, Drawing Number 3013 Rev A dated 04-06-2016;
- Soft Landscape and Biodiversity Management Plan Drawing number 3904 Rev *[to be confirmed]*;
- Landscape Layout - Drawing Number 4901 Rev *[to be confirmed]*;
- Landscape Layout – Detail Area 01, Drawing Number 4902, Rev *[to be confirmed]*;

- Landscape Layout – Detail Area 02, Drawing Number 4903, Rev *[to be confirmed]*;
- Landscape Layout – Detail Area 03, Drawing Number 4904, dated July 2016;
- Landscape Layout – Reception Courtyard Area, Drawing Number 4905, Rev *[to be confirmed]*;
- Landscape Layout – Planting Areas 1 - 5, Drawing Number 4906, dated Aug 2016;
- Below Ground Drainage Plan, Drawing Number S-D01 Rev P8 dated 28/09/16;
- Tree Protection Plan Proposed Site, Drawing Number: TPP_HATTONPRK_2 Rev B dated 08/16.

Reason: To define the site, protect the character and appearance of the locality, in accordance with Policy DP/1 and NE/4 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy S/3 and HQ/1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Construction Management Plan

4. The development hereby permitted shall be carried out in accordance with the Construction Management Plan rev 3 dated 24 August 2016 by Kier Construction Eastern. The plans shall be carried out in full and adhered to throughout the construction period.

Reason: To protect the amenities of nearby residential properties and in the interests of road safety in accordance with policies NE/15 and DP/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Construction working hours

5. No construction work shall be carried out or plant operated other than between the hours of 07:30 to 17:30 on Monday to Friday, and 07:30 to 13.30 hours on Saturdays and no construction related dispatches from or construction deliveries to the site shall take place other than between the hours of 09:30 and 15:30 on Monday to Friday and 09:30 and 13:30 on Saturdays. No construction works or construction collection / construction deliveries shall take place on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of nearby residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ/1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Protection of trees during construction

6. The development hereby approved shall not be commenced until the existing trees and hedgerow to be retained have been fenced to ensure their protection and ground protection installed. The protective fencing, ground protection and proposed hand excavation shall be implemented in its entirety in accordance with Figures 1-4 of Greenwillows Associates Ltd Arboricultural Impact Assessment and Method Statement dated August 16 and Tree Protection Plan, drawing number: TPP_HATTONPRK_2 Rev B dated 08/16 and shall thereafter be retained in its approved form for the duration of the construction period.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031. This pre-commencement condition is required to ensure that existing trees are protected prior to the commencement of construction work that could result in their loss or damage.

Landscaping Implementation

7. The approved landscaping scheme shown on drawing number [TO BE INSERTED ONCE AGREED] shall be implemented in its entirety during the first planting season (October to March) following the substantial completion of the development.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Replacement of Trees and or shrubs

8. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place during the first available planting season following the removal, unless the local planning authority gives its written consent to any variation.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Retention of existing trees and hedgerow

9. All existing trees and hedgerows, which are not shown to be removed on the landscape layout drawing number 4901 [final reference to be inserted], and are situated within the application site that is edged red on the Location Plan Drawing number 3002 March 20016, shall not be removed before or within 5 years of the first occupation of the development hereby permitted. Should any of these trees or hedgerows or part of a hedgerow be removed, or be irreversibly damaged as a result of any works relating to any part of the development hereby permitted suitable replacements shall be planted during the first available planting season in accordance with details which shall have been previously submitted to and approved in writing by the County Planning Authority.

Reason: For the avoidance of doubt and in the interests of biodiversity in accordance with Policies DP/1 and DP/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Landscaping and Ecological Management Plan

10. Prior to the first occupation of the development hereby approved, a revised Landscape and Ecological Management Plan to take account of all amendments to the landscape and ecological proposals shall be submitted to and approved in writing by the County Planning Authority. The programme shall include but not be limited to a 5 year management period showing how this will maximise the wildlife value of the site. The approved programme shall be implemented in full in accordance with an implementation period to be contained within the approved scheme.

Reason: In the interests of landscape character and nature conservation in accordance with policies DP1, NE/1 and NE/3 of the South Cambridgeshire Local Plan, Development Control Policies Development Plan Document adopted July 2007 and Policies HQ1 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

BREEAM

11. The development hereby permitted shall be constructed in accordance with the submitted BREEAM Pre-assessment Estimator dated 7 June 2016 and shall be constructed to achieve a minimum BREEAM rating of 'Very Good'.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies DP/1, NE/1 and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy CC/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

BREEAM

12. Within 3 months of the first occupation of the development, as identified through condition 2, a post-construction review shall be submitted to the County Planning Authority indicating that a BREEAM rating of 'Very Good' or better has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies DP/1, NE/1 and NE/2 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy CC/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Maintenance of surface water drainage scheme

13. Prior to the first occupation of any building, details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) including an implementation timetable shall be submitted to and approved in writing by the County Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved details shall be implemented in full in accordance with the approved timetable.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems to prevent flood risk and to ensure satisfactory drainage in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and with Policy NE/11 Flood Risk of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policies CC/8 Sustainable Drainage Systems and CC/9 Managing Flood Risk of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Bird and bat boxes

14. Prior to the first occupation of the development hereby approved, elevation drawing(s) showing the exact locations of the bird and bat boxes shall be submitted to and approved in writing by the County Planning Authority. The bird and bat boxes shall be installed and overseen by a qualified ecologist in accordance with the approved details and retained thereafter for their specific use.

Reason: In the interests of enhancing biodiversity on the site in accordance with Policy NE/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Covering of trenches

15. All trenches and pits that may be dug shall be covered or alternatively a ramp shall be installed within each uncovered pit or trench prior to completion of each day's work.

In the interests of preventing badgers and hedgehogs from being trapped in accordance with Policy NE/6 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Car parking

16. Prior to the first occupation of the development hereby approved, the on-site parking shown on drawing number: 3008 Rev E dated 07-06-2016 shall be laid out in accordance with the approved details and made available for use. It shall be retained thereafter in its entirety for that specific use.

Reason: To ensure there is an acceptable level of car parking provision on site in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy TI/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Cycle and or scooter parking

17. Prior to the first occupation of the development hereby approved, the on-site cycle and scooter provision shown on drawing number 3008 Rev E dated 07-06-2016 shall be provided in its entirety in accordance with the approved plan and shall be made available for use. It shall be retained thereafter in its entirety for that specific use.

Reason: To ensure there is adequate cycle parking provision on site in accordance with policies DP/1, DP/2, DP/3 and TR/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy TI/3 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Travel plan

18. Within nine months of the date on which the school is first reoccupied by the children, as identified through condition 2, a full School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved plan shall be implemented in full and reviewed in accordance with a timetable that shall be included within the approved Travel Plan.

Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted 2007 and Policy TI/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Delivery and service vehicles

19. No delivery or service vehicles shall access the application site shown edged red on drawing no. 3002 dated March 2016 between the hours of 0800 and 0900 and 1500 and 1600 on any day when the school or nursery is being or is to be attended by children.

Reason: To ensure the safe and efficient operation of the highway and the premises in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted 2007 and Policy TI/2 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Hard court areas

20. The hard court areas shown on drawing number 3008 Rev E dated 07-06-2016 shall be marked out and made available for use prior to the occupation of the extensions hereby approved. They shall be retained thereafter in their entirety for that specific use.

Reason: To ensure the school makes adequate provision for outdoor sport, in the interests of recreational provision, and in accordance with Policy DP/1 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy HQ1 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Lighting

21. No new or replacement lighting shall be installed or operated except in accordance with details which shall have been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity and to prevent unnecessary light pollution in accordance with Policy NE/14 of the South Cambridgeshire Local Plan, Development Control Policies adopted July 2007 and Policy SC/10 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.

Informatives

Bird breeding

The operational set up should avoid the bird breeding season February to August inclusive to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to the site clearance commencement to identify whether active nests are present. If any nests are found they should be clearly marked and avoided until after the young have fledged and left the nest.

Bats

As a precautionary measure the lead flashing should be stripped by hand prior to any large scale work commencing. If bats are found to be present then work should cease until further advice is sought from a licensed ecologist on how to proceed.